



# MEMORANDUM

## CITY OF WATERTOWN – PLANNING OFFICE

245 Washington Street, Suite 304, Watertown, New York 13601

Phone: 315-785-7730 – Fax: 315-782-9014

**TO:** Planning Board Members

**FROM:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Special Use Permit Approval – 144 Eastern Blvd

**DATE:** October 18, 2013

**Request:** Special Use Permit request to operate a self-storage facility in the shopping plaza at 144 Eastern Boulevard, parcel 5-16-320.100

**Applicant:** Randy Soggs, Watertown Center Development LLC

**Proposed Use:** Self-storage

**Property Owner:** Watertown Center Development LLC

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**Submitted:**

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8 ½" x 11" Copy of Parcel Map: No	A Sketch of the Site to Scale: Yes
Completed Part I of an Environmental Assessment Form: Yes	SEQRA: Unlisted Action
County Planning Board Review Required: Yes	

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**Comments:** The applicant proposes to operate a self-storage facility in the space formerly occupied by skating rink at Northland Plaza. Approximately 22,000 square feet would be utilized for the storage facility.

Storage facilities are permitted in Light Industrial and Heavy Industrial districts. The subject property is zoned Commercial District, but the applicant is requesting that the City allow the use here based on § 310-9(I), which allows other uses "of the same general character" as those allowed in the district, as long as they are not detrimental to adjoining land uses.

The application does not include this, but in conversation the applicant has stated that he believes the type of storage facility he is proposing has more of a retail character than the type of storage facility anticipated by the zoning ordinance. The applicant needs to explain to the Planning Board how his proposed operation is "of the same general character" as other allowed uses in Commercial Districts.

Surrounding uses include retail and restaurant businesses to the south, east, and west. A housing complex is located to the north.

No other self-storage facilities could be identified operating within the City. 632 Water Street (Light Industrial) previously housed one, but the business has apparently relocated to outer Pearl Street.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Randy Soggs, PO Box 684, New Hartford NY 13413